

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 13215 RESEARCH BOULEVARD FROM
3 COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)
4 COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL
5 OVERLAY (GR-CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from community commercial-conditional overlay (GR-CO)
11 combining district to community commercial-conditional overlay (GR-CO) combining
12 district on the property described in Zoning Case No. C14-2010-0096, on file at the
13 Planning and Development Review Department, as follows:
14

15 Lot 3, Buell Park Subdivision, a subdivision in the City of Austin, Williamson
16 County, Texas, according to the map or plat of record in Cabinet B, Slides 346-
17 347, of the Official Public Records of Williamson County, Texas (the "Property"),
18

19 locally known as 13215 Research Boulevard, in the City of Austin, Williamson County,
20 Texas, and generally identified in the map attached as Exhibit "A".
21

22 PART 2. The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:
24

25 A. A site plan or building permit for the Property may not be approved,
26 released, or issued, if the completed development or uses of the Property,
27 considered cumulatively with all existing or previously authorized
28 development and uses, generate traffic that exceeds 2,000 trips per day.
29

30 B. The following uses are prohibited uses of the Property:
31

32 Automotive rentals Automotive repair services
33 Automotive washing (of any type)
34

35 Except as otherwise specifically restricted under this ordinance, the Property may be
36 developed and used in accordance with the regulations established for the community
37 commercial (GR) base district, and other applicable requirements of the City Code.

1
2 **PART 3.** This ordinance takes effect on _____, 2010.
3

4
5 **PASSED AND APPROVED**

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7
8
9 _____, 2010

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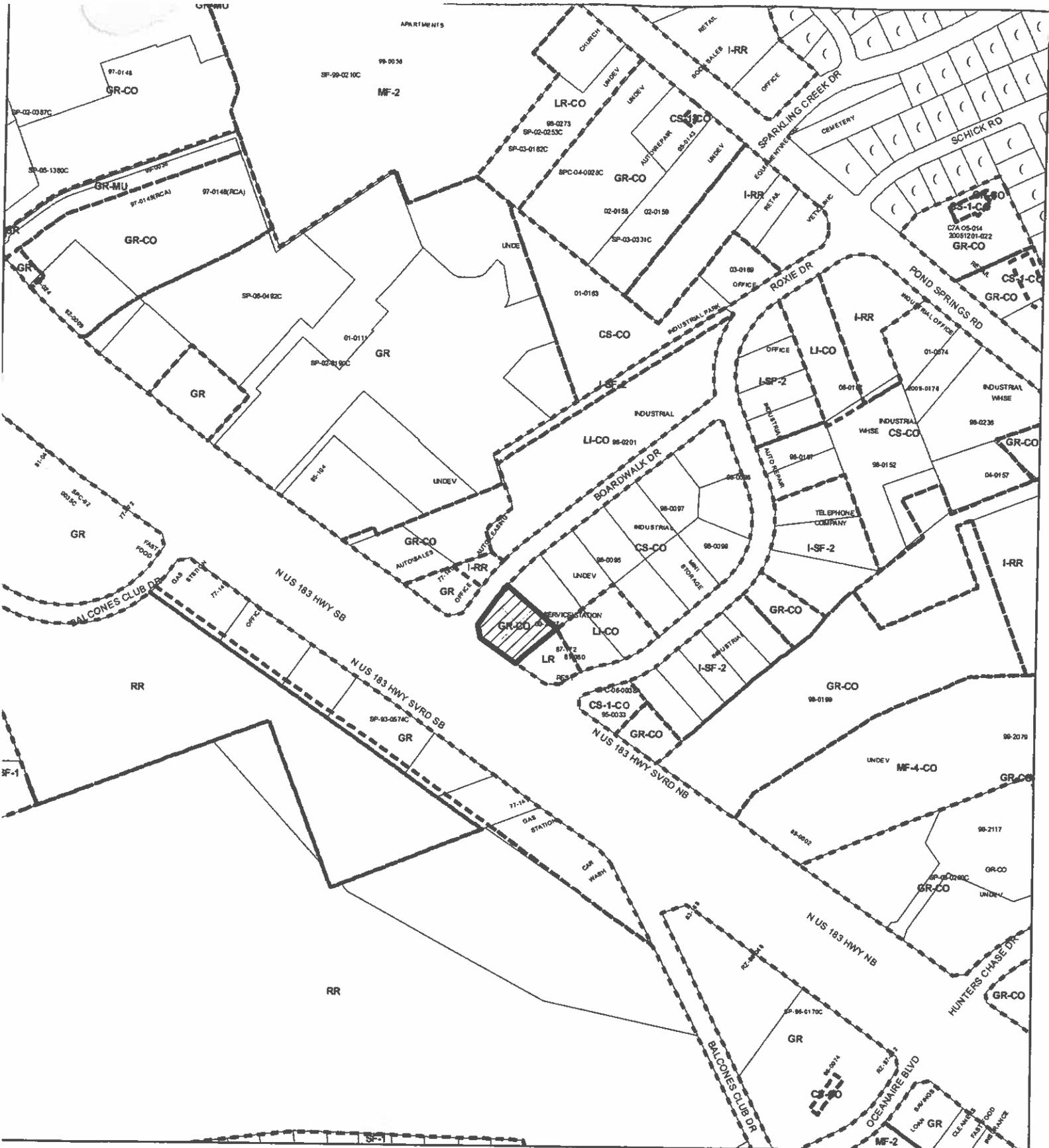
10
11 Lee Leffingwell
12 Mayor

13
14 **APPROVED:** _____

15 Karen M. Kennard
16 Acting City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk



ZONING EXHIBIT A

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2010-0096
 LOCATION: 13215 N US 183 HWY
 SUBJECT AREA: 0.74 ACRES
 GRID: G37
 MANAGER: SHERRI SIRWAITIS



1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.